

NON ENCUMBRANCE CERTIFICATE

This is to certify that, I **Vijaykumar B. Prajapati, Advocate**, undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property" which is owned by Nilesh Ramanbhai Patel (hereinafter referred as owner). By pursuing the title deeds relating thereto and taking necessary search I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance, charges and/or claims subject to the rights of Creative Enterprise, a partnership firm by virtue of an Development Ageement dtd.03/04/2019 admeasuring 1,975 Sq.M. land.

Schedule of the property

The Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje Village Harni bearing Revenue Survey no. 49 paikee 1, T.P. Scheme no. 1, F.P. no. 64/1 admeasuring 1,488 Sq. Meters & Revenue Survey no. 49 paikee 2, T.P. Scheme no. 1, F.P. no. 64/2 admeasuring 1,416 Sq. Meters total admeasuring 2904 Sq.M. paikee 1,975 Sq.M. land.

Date: 14th October 2019

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

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[A d v o c a t e]



Vijaykumar B. Prajapati
Advocate
(Gujarat High Court)

To whome so ever it may concern

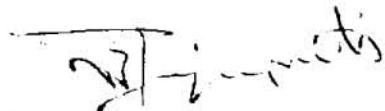
I hereby solemnly declare that I am working as an Advocate of Bar Council of Gujarat since 9th July 2006 and having Sanad No. G/1822/2006, I have experience of more than 10 years in land related matters, in which land title certificate, search report, issuing of "non encumbrance certificate" of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje Village Harni bearing Revenue Survey no. 49 paikee 1, T.P. Scheme no. 1, F.P. no. 64/1 admeasuring 1,488 Sq. Meters & Revenue Survey no. 49 paikee 2, T.P. Scheme no. 1, F.P. no. 64/2 admeasuring 1,416 Sq. Meters including right, title, interest or name of any party in or over land, and I have experience of 12 years in land related matters in accordance to GUJ RERA Rules.

That, contents of above are true and correct, and nothing material has been concealed by me there from.

Date: 14th October 2019

Vadodara.




Vijaykumar B. Prajapati
[A d v o c a t e]

TITLE CLEARANCE CERTIFICATE

To,
Creative Enterprise,
102, Vallabha Avenue,
Karelibag, Vadodara.

**SUB: TITLE CLEARANCE CERTIFICATE in respect of the
Non Agricultural Land situated lying and being in
registration district sub district Vadodara being at Moje
Village Harni bearing Revenue Survey no. 49 paikee 1,
T.P. Scheme no. 1, F.P. no. 64/1 admeasuring 1,488 Sq.
Meters & Revenue Survey no. 49 paikee 2, T.P. Scheme
no. 1, F.P. no. 64/2 admeasuring 1,416 Sq. Meters.**

On request and as desired to issue a *Title Clearance and
Non Encumbrance Certificate* in respect of the Non Agricultural
Land situated lying and being in registration district sub district
Vadodara being at moje Village Harni bearing Revenue Survey no.
49 paikee 1, T.P. Scheme no. 1, F.P. no. 64/1 admeasuring 1,488 Sq.
Meters & Revenue Survey no. 49 paikee 2, T.P. Scheme no. 1, F.P.
no. 64/2 admeasuring 1,416 Sq. Meters, hence I, **Vijaykumar B.
Prajapati, Advocate**, do hereby give my opinion as to the Title
details of which are as under:

1. I have been supplied with the following documents regarding the
captioned property and I have gone through the same:



[2]

- a. A copy of the 7/12 extract for the year 1951-52 to 1960-61 of the said land.
- b. A copy of the 7/12 extract for the year 1961-62 to 1969-70 of the said land.
- c. A copy of the 7/12 extract for the year 1971-72 to 1981-1982 of the said land.
- d. A copy of the 7/12 extract for the year 1982-83 to 1986-1987 of the said land.
- e. A copy of the 7/12 extract for the year 1987-88 to 2005-2006 of the said land.
- f. A copy of the 7/12 extract for the year 2001-2001 to 2018-2019 of the said land.
- g. A copy of the village form no. 6 (Hakk Patrak) of the said land.
- h. A copy of the village form no. 8 – A, bearing khata no. 1909, 1934 of the said land.
- i. A copy of partition deed no. 196, dtd.28/02/2019.
- j. A copy of N.A. Order no. : N.A./S.R./32/2016-17, No. Jamin/ D / Kalam-65/Vashi/581 to 588/19, dtd.12/02/2019 of the said land.
- k. A copy of agreement no. 4194, dtd.03/04/2019.

2. Looking to the above referred documents and after verifying the Revenue Records its transpires as under:

- a. It transpires from the revenue record that the Land situated lying and being in registration district sub district Vadodara



[3]

being at moje village Harni bearing Revenue Survey no. 49 was originally belongs to Bhulabhai Dwarkadas and on his demise the said land was transferred and mutated in the name of his legal heirs Hirabhai Bhulabhai by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 380.

- b. It further transpires from the revenue record that due to family partition the said land was transferred and mutated in the name of Mangalbai Hirabhai and the mutation entry to that effect had been affected in revenue record vide entry no. 839 on dtd.04/05/1965.
- c. It further transpires from the record that due to family partition the land bearing R.S. no. 49 paikee Acre 0-20 Guntha land transferred and mutated in the name of Naranbhai Mangalbai, R.S. no. 49 paikee Acre 0-21 Guntha land transferred and mutated in the name of Ramanbhai Mangalbai, R.S. no. 49 paikee Acre 0-20 Guntha land transferred and mutated in the name of Vitthalbhai Mangalbai & R.S. no. 49 paikee Acre 0-20 Guntha land transferred and mutated in the name of Kantibhai Mangalbai and the mutation entry to that effect had been affected in revenue record vide entry no. 1568 on dtd.26/11/1974.
- d. It further transpires from the record that the name of Nilesh Ramanbhai Patel, Kalpanaben Ramanbhai Patel, Dakshaben



[4]

Ramanbhai Patel & Parulben Ramanbhai Patel were mutated in revenue record as co-owners in land bearing R.S. no.49 paikiee 1 and the mutation entry to that effect had been affected in revenue record vide entry no. 4538 on dtd.16/09/2011.

e. It further transpires from the record that Ramanbhai Mangalbhai Patel, Kalpanaben Ramanbhai Patel, Dakshaben Ramanbhai Patel & Parulben Ramanbhai Patel have relinquished their rights, title & interest from the land bearing R.S. no. 49 paikiee 1 by registered deed no. 1151 on dtd.25/07/2016 and hence their names were deleted from the revenue record and the mutation entry to that effect had been affected in revenue record vide entry no. 5390 on dtd.07/09/2016.

f. It further transpires from the record that Naranbhai Mangalbhai Patel was died on dtd.25/11/1993 and on his demise, the land bearing R.S. no. 49 paikiee 2 was transferred and mutated in the name of name of his legal heirs Champaben w/o Naranbhai Mangabhai Patel, Minaben Naranbhai Patel, Rakeshbhai Naranbhai Patel & Dipikaben Naranbhai Patel by virtue of succession and the mutation entry to that effect had been affected in revenue record vide entry no. 2620 on dtd.17/01/1994.

g. It further transpires from the record that the name of Ramanbhai Mangalbhai Patel was mutated in revenue record as co-owners in land bearing R.S. no. 49 paikiee 2 and the mutation entry to



[5]

that effect had been affected in revenue record vide entry no. 3419 on dtd.03/09/2005.

h. It further transpires from the record that Champaben w/o Naranbhai Patel & others have sold the land bearing R.S. no. 49 paikee 2 to Nilesh Ramanbhai Patel by registered sale deed no. 192 on dtd.19/02/2013 and the mutation entry to that effect had been affected in revenue record vide entry no. 4780 on dtd.19/02/2013.

i. Hence it is crystal clear that to Nilesh Ramanbhai Patel the owners and in possession of the captioned land.

j. It also further transpires from the record that Nilesh Ramanbhai Patel had executed development agreement regarding the captioned land to Creative Enterprise, a partnership firm, through its managing partner Rakeshbhai Narayanbhai Patel vide registered Agreement no. 4194 on dtd.03/04/2019.

3. I have not issued a Public Notice for inviting objections against issuance of Title Clearance Certificate in respect of the captioned land.

4. I have also caused a search to be made with the Sub Registrar at Vadodara for the year 1989 to 2019 as available record and I could not find any charges or encumbrances having been registered with the Sub-Registrar at Vadodara.



[6]

5. Thus, looking to the above referred documents and after getting searches of Index - 2 from the year 1989 to 2019 as available record from the office of Sub Registrar Vadodara and also after verifying the revenue records, I am of the opinion that the Title of the Non Agricultural Land situated lying and being in registration district sub district Vadodara being at moje Village Harni bearing Revenue Survey no. 49 paikee 1, T.P. Scheme no. 1, F.P. no. 64/1 admeasuring 1,488 Sq. Meters & Revenue Survey no. 49 paikee 2, T.P. Scheme no. 1, F.P. no. 64/2 admeasuring 1,416 Sq. Meters is Clear, Marketable and Free from the all Reasonable Doubts and Encumbrances subject to the rights, title & interest of the Creative Enterprise, a partnership firm by virtue of an Development Ageement dtd.03/04/2019 admeasuring total 2904 Sq.M. paikee 1,975 Sq.M. land.

Date: 11th April 2019

Vadodara.



Vijaykumar B. Prajapati

[A d v o c a t e]

